

This instrument prepared by:
Rodney S. Parker, Attorney-at-Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-12-4887
Documentary Evidence: Sales Contract

Send tax notice to:
Brad Peeks
61 Winterhaven Drive
Alabaster, AL 35007
(Property Address and Grantee's
Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, we, **Christopher S. Kiester and spouse, Karla M. Kiester**, (hereinafter referred to as "Grantors") do by these presents, grant, bargain, sell, and convey unto **Brad Peeks**, (hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 121, according to the survey of Summer Brook, Sector 5, Phase 2, as recorded in Map Book 21, page 105, in the Probate Office of Shelby County, Alabama.


SUBJECT TO: Taxes for the current year and all subsequent years not yet due and payable, all restrictions, covenants, conditions, encumbrances, encroachments, easements, rights of way, set back lines, limitations, and other rights, if any, of record.

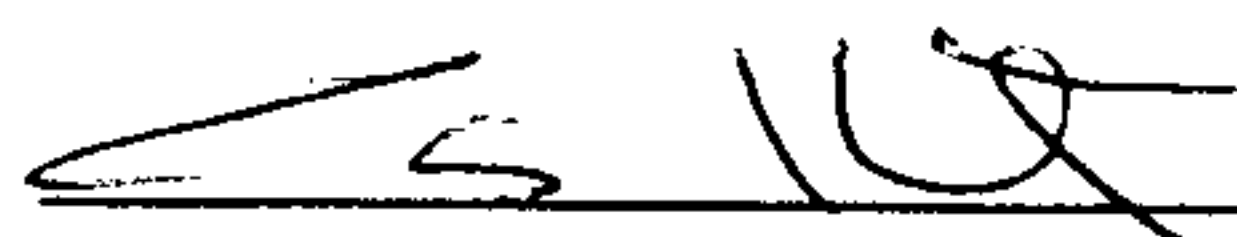
All of the total purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns covenant with Grantee, his heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors hereunto set their hand and seal this the 7th day of **January, 2016**.


20160112000011060 1/1 \$15.00
Shelby Cnty Judge of Probate, AL
01/12/2016 09:24:20 AM FILED/CERT

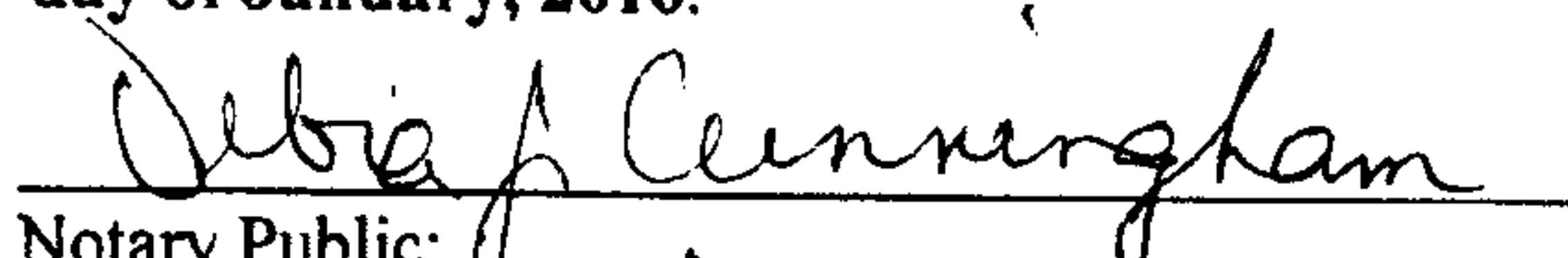
 (Seal)
Christopher S. Kiester

 (Seal)
Karla M. Kiester

STATE OF FLORIDA
SHELBY Hillsborough County

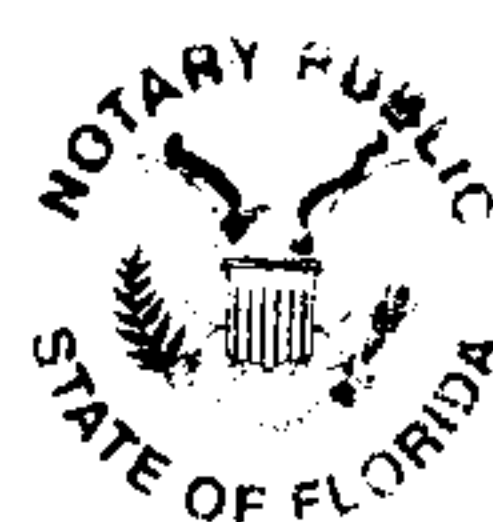
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Christopher S. Kiester and spouse, Karla M. Kiester**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of **January, 2016**.


Notary Public: 11-13-2017
Commission Expires: 11-13-2017

Grantor's Mailing Address:

3729 Cold Creek Drive
Valrico, Florida 33594



Debra J. Cunningham
State of Florida
MY COMMISSION # FF 68484
Expires: November 13, 2017